

11/21/11 1:49:12
DK W BK 670 PG 96
DE SOTO COUNTY, MS
W.E. DAVIS, CH CLERK

THIS INSTRUMENT PREPARED BY:
Eric L. Sappenfield, PLLC, MS Bar #6468
6858 Swinnea Road, 5 Rutland Place
Southaven, MS 38671
(662) 349-3436

Susan C. Easley, Trustee for the Susan C. Easley Living Trust of 2002

3751 SW Highway 169
Trimble, Missouri 64492
Work Phone #: 662-349-3436
Home Phone #: N/A
GRANTOR

TO

WARRANTY
DEED

Christopher L. Henry and Rebecca A. Pate, unmarried persons

2947 Pine Tree Road
Hernando, MS 38692
Work Phone #: N/A
Home Phone #: 954-448-8153
GRANTEE

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, Susan C. Easley, Trustee for the Susan C. Easley Living Trust of 2002, does hereby sell, convey, and warrant unto Christopher L. Henry and Rebecca A. Pate, unmarried persons, as joint tenants with full right of survivorship, and not as tenants in common, the following described property situated in the County of DeSoto, State of Mississippi, together with all improvements and appurtenances thereon more particularly described as follows:

INDEXING INSTRUCTIONS: NW ¼ and SW ¼ of Section 3, Township 3 South, Range 8 West, DeSoto County, Mississippi.

Commencing at the southeast corner northwest quarter the southwest quarter of Section 3, Township 3 South, Range 8 West, DeSoto County, MS; thence South 89°36'11" West, a distance of 415.70' to the POINT OF BEGINNING; thence South 89°36'11" West, a distance of 194.95'; thence North 0°01'17" East, a distance of 585.30'; thence North 21°17'23" West, a distance of 245.40'; thence North 16°15'01" West, a distance of 224.32'; thence North 2°58'59" East, a distance of 407.85' to the south line of Pine tree road; thence South 89°47'40" East along said south line, a distance of 142.16'; thence South 12°21'52" East, a distance of 528.45'; thence South 15°51'39" East, a distance of

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252.53'; thence South 0°05'20" East, a distance of 675.64' to the POINT OF BEGINNING; said described tract containing 6.86 Acres, more or less.

The warranty in this deed is subject to subdivision and zoning regulations in effect in DeSoto County, rights of ways and easements for public roads and public utilities and restrictive covenants and easements of record.

It is understood and agreed that the taxes for the year 2011 have been prorated as of this date on an estimated basis and when said taxes are actually determined, if the proration is incorrect then Grantor(s) agree to pay Grantee(s) or their assigns any deficiency and likewise Grantee(s) agree to pay Grantor(s) or their assigns any amount overpaid.

Possession is to be given with delivery of this Deed.

WITNESS OUR SIGNATURE, this the 9th day of November, 2011

Susan C. Easley Living Trust of 2002

By: *Susan C Easley Trustee*
Susan C. Easley, Trustee

STATE OF ~~Missouri~~ Mississippi
COUNTY OF DeSoto

Personally appeared before me, the undersigned authority in and for the said county and state, on this 14th day of November, 2011, within my jurisdiction, the within named Susan C. Easley, who acknowledged that she is Trustee of the Susan C. Easley Living Trust of 2002, and that in said representative capacity she executed the above and foregoing instrument, after first having been duly authorized so to do.

Sarah Bryant
Notary Public

My Commission Expires:

06-21-2015

FILE NUMBER: 13379

